

## **FINAL COMMUNITY AMENITIES**

The Applicant's final community amenities package includes the following elements.

### **Undergrounding of Utilities and Public Space Infrastructure Improvements**

The Applicant has agreed to pay for the cost of undergrounding the utility lines along Monroe Street between 9<sup>th</sup> Street and 10<sup>th</sup> Street. The cost to underground these utilities is \$75,000.

The Applicant has also agreed to replace the sidewalk, curb, and gutters around the entire block which includes the PUD project, and to re-grade and repave the alley that will only be utilized by the adjacent 10<sup>th</sup> Street property owners. The cost for these public space infrastructure improvements is approximately \$95,000.

### **Hardscape and/or Landscape Improvements for Adjacent 10<sup>th</sup> Street Property Owners**

The Applicant will provide each of the six adjacent 10<sup>th</sup> Street property owners with a \$5,000 credit (for a total expense to the Applicant of \$30,000) which can be used for hardscape and/or landscape improvements on their property. Each individual 10<sup>th</sup> Street property owner will be able to determine whether they will use the \$5,000 credit for improvements to the front of their homes on 10<sup>th</sup> Street (such as for repairs or replacement of the retaining walls on their property adjacent to the sidewalk), to the rear of their property (which could be used for plantings to provide additional visual buffering), or a combination of the two. The Applicant will be responsible for performing this work on behalf of each 10<sup>th</sup> Street property owner and will be required to provide evidence that this work is completed prior to the issuance of a Certificate of Occupancy for the residential portion of the project.

### **Workforce Development and Job Training**

The Applicant has also met with the Executive Director of Byte Back, a non-profit organization that provides computer literacy and employment readiness skills to underserved communities throughout the District. Byte Back's mission is to improve economic opportunities by providing computer and technology courses to low-income residents in DC. Byte Back's office and training facility is located directly across 9<sup>th</sup> Street from the PUD project, at 815 Monroe Street, NE. Byte Back provides a wide range of free and low-cost computer classes, from basic computer literacy skills to eight different programs for industry recognized certification. Byte Back's Brookland facility is open during the daytime, evenings and on weekends. Each computer will be available for classes and open lab time for a total of over three thousand hours per year. A \$25,000 grant to Byte Back will fund the purchase of 26 desktop computers expected to be purchased in the spring of 2013. The 26 computers will provide a total of nearly a quarter million hours of computer access and instruction for members of the community over a three year period. The 26 new computers will provide members of the community with the equivalent of 63 basic computer literacy courses, 36 Microsoft Office classes, and 9 courses each in QuickBooks, HTML, IC3, MCITP, MOS and Linux. The infusion of new computers will also

allow Byte Back to donate existing computers to graduates who live throughout the neighborhood. The Applicant will make this payment prior to the issuance of the building permit for the project.

### **Support for Local Businesses**

#### **A. Small Business Loan Fund**

The Applicant will establish a Small Business Loan Fund ("Fund") with a contribution of \$50,000 to a Field of Interest Fund established with The Community Foundation for the National Capital Region for the purpose of making no-interest loans to small businesses within the Brookland Community. The Community Foundation for the National Capital Region is currently the non-profit organization that is administering a no-interest loan program for small businesses pursuant to a condition of the PUD and Zoning Map Amendment application approved in Zoning Commission Case No. 07-27A. For the purpose of this Fund, the boundaries of the Brookland Community are: Michigan Avenue, NE to the north; South Dakota Avenue, NE to the east; Rhode Island Avenue NE to the south; and 9<sup>th</sup> street NE to the west. The purpose of the no-interest loans will be to stimulate economic activity within Ward 5, encourage entrepreneurial activity, encourage businesses that support the local community and provide jobs and job training to local residents.

1. The Fund will be known as the "901 Monroe Small Business Loan Fund."
2. 901 Monroe Street will make a one-time contribution of \$50,000 prior to the issuance of the building permit for this project.
3. The Fund will have a three person Advisory Board ("Board") that will award grants according to the Selection Criteria.
4. The Board members will be comprised of one 901 Monroe Street designee, a designee of the ANC which includes the Brookland Community and a Ward 5 business member recommended by the Deputy Mayor for Economic Development and approved by the other two Board members.
5. The Board will promote the Fund program through the ANC which includes the Brookland Community, the Ward 5 Councilmember's office, the Office of Economic Development and local business affiliations.
6. The Board will have discretion to award no-interest loans to qualified applicants meeting the Selection Criteria. The Board may also reject loan requests at its sole discretion.
7. Selection Criteria and Administration
  - a. Applicants must demonstrate that they are fully licensed in DC to perform the work for which they are seeking loan funds.

- b. Applicants must demonstrate that their principal place of business is within the geographic boundaries of the Brookland Community noted above.
  - c. Applicants must demonstrate how precisely loan funds are to be used and how the loan funds will be leveraged; detailed business plans are encouraged for complete applications.
  - d. Loan funds are to be used to expand or improve current business operations or for employee training.
  - e. Loan funds are to be used within one year of award.
- 8. Family members and employees of Board members are not eligible to receive loans.
  - 9. Loan requests must be no less than \$2,500 and no more than \$10,000.
  - 10. Applications will be reviewed twice per year, June 30<sup>th</sup> and January 31<sup>st</sup>. Applications will be due 30 days prior to the review period and applicants notified within 90 days of the application deadline of whether their request will be granted.
  - 11. Loans will be awarded until the Fund is exhausted.

**B. Consultation and Collaboration with the Greater Brookland Business Association**

The Applicant will continue to work with the Greater Brookland Business Association ("GBBA") to identify potential business opportunities for Brookland businesses throughout the life of the project. The Applicant will adhere to the following procedures in order to cultivate these business opportunities:

- The Applicant will semi-annually obtain from the GBBA a list of products and services offered by its members. This list shall include a notation for each business as to whether it is a CBE;
- The Applicant shall offer Brookland businesses an opportunity to bid on products and service offerings prior to selecting a vendor; and
- The Applicant and GBBA will meet quarterly to review business opportunities and the selection of Brookland businesses.

**C. 12<sup>th</sup> Street, NE Façade Improvement Program**

The Applicant will make a contribution of \$25,000 to the Washington Area Community Investment Fund (WACIF) to be used for a 12<sup>th</sup> Street, NE Façade Improvement Program. Throughout WACIF's years of being located on 12th St. it has continuously been a resource for the Brookland community's small businesses. WACIF is also an important player in supporting the Greater Brookland Business Association. WACIF managed the Brookland Façade Improvement Project for the District Department of Small and Local Business Development in 2008 and 2009. This façade improvement project served five Brookland small businesses located on 12<sup>th</sup> Street. Participants in this program obtained new signs, new awnings, glass

replacement, grate removal/replacement, and new paint. WACIF provided oversight and financial management for the program. Additionally, the program used only small and local service providers for all façade improvements. The program was completed on-time and on-budget. With the infusion of an additional \$25,000, the Applicant believes that WACIF can continue to help small businesses along 12<sup>th</sup> Street survive and thrive. The Applicant will make this payment prior to the issuance of the building permit for the project.

### **Support for Local Cultural Amenities**

The Applicant has met with the Executive Director of Dance Place, which is located at 3225 8<sup>th</sup> Street, NE. Dance Place has been a fixture in the Brookland neighborhood since 1986. Dance Place's mission is to transform lives through performing arts and creative education programs that inspire personal growth, professional success, physical wellness and community engagement. Through truly affordable and free programs, Dance Place serves diverse audiences, artists, students, families, adults and children in the greater DC Metropolitan area. Dance Place is currently in the midst of a \$5 million capital campaign. A \$25,000 grant to Dance Place will fund improvements to the new dance studio in Dance Place's main theater building as well as the new dance studio in the Brookland Artspace Lofts. The new facilities will host dance classes for both children and adults from the surrounding neighborhood. Specific capital improvements include items such as 750 square feet of wood flooring and full length mirrors in three studios. Construction of the improvements will be completed in two stages (mirrors in Studio 2 - Spring 2012, Flooring and Mirrors in Studio 3 and Mirrors in Studio 1 - Summer 2013). The dance studios are expected to have a useful life of 20 years. Over that time, Dance Place expects to provide a total of 30,000 hours of classroom programming for approximately 600 individuals per year. The Applicant will make this payment prior to the issuance of the building permit for the project.

### **Security and Public Safety Enhancements**

The Applicant has agreed to install eight security cameras on the exterior of the building to monitor activity on the sidewalks adjacent to the property, as well as the entire block bound by Monroe, 9<sup>th</sup>, Lawrence and 10<sup>th</sup> Streets. Footage from these cameras will be made available to the Metropolitan Police Department, as necessary. The cost of these security cameras, and the systems to operate them, is \$40,000.

### **Enhancements to Neighborhood Playgrounds and Open Space**

The lack of quality playgrounds and open space for neighborhood children was an issue that the Applicant heard throughout its community dialogue process. Since the Applicant is no longer proposing the creation of a community park on 9<sup>th</sup> Street, the Applicant is proposing to **pay for and construct** \$25,000 worth of enhancements to the playground equipment and open spaces at the Turkey Thicket Recreation Center, located at 1100 Michigan Avenue, NE. As noted in a letter from District Department of Parks and Recreation (DPR) that was submitted to the Zoning Commission on February 2, 2012, the standard process in this type of case is for the Applicant, DPR's Capital Projects team and the community to develop a plan for the specific uses of the funds. The Applicant then completes a Donation Form indentifying the playground at Turkey

Thicket Recreation Center as the designated recipient of the funds and how they would like their donation to be allocated. Given the amount of time that this established DPR process is likely to take, the Applicant will provide evidence that this work was completed prior to the issuance of a certificate of occupancy for the residential portion of the project.

### **Mechanism to Ensure Compliance**

In order to ensure that all of these financial contributions will be used for the intended purpose, the Applicant has proposed the following condition be included in the Zoning Commission's Order approving the project.

Once the financial contribution is paid to the organization within the specified time period, there is no further obligation on the part of the Applicant. The Commission will require those organizations receiving monetary contributions to present evidence to the Zoning Administrator ("ZA") demonstrating that the money has been applied to the designated use within six months of receiving the contribution. If the money has not been applied to the designated use within six months, then the recipient must provide a reasonable explanation to the ZA as to why not and must present evidence to the ZA within one year indicating that the contribution has been properly allocated.